



October 6, 2005

AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

Call to Order Chairman Thigpen
Invocation Tom Sprague
Pledge of Allegiance Tony Atkins
Quorum Chairman Thigpen
Quorum Present with four members (Deanne Hall – Absent).
Approval of Minutes for September 15, 2005 Chairman Thigpen
Dean Thompson moved to approve the minutes of September 15, 2005. Tom Sprague seconded. Motion carried 4-0.
Reading of the Agenda Director Browning
Approval of the Agenda Chairman Thigpen
Tom Sprague moved to approve the Agenda as presented. Dean Thompson Seconded. Motion carried 4-0.

Old Business

1. **RZ 05-09-03**, rezone Tax Map 078A Parcel 220, 1.69 acres located at 3991 Dowling Drive from A-R to P-1. *Commission District 2*

Dean Thompson made the motion to approve RZ 05-09-03 with departmental comments and to close the public hearing. Tony Atkins seconded. Motion carried 4-0.

New Business

2. **Resolution to submit the Growth Management Plan Update 2025 to the Georgia Department of Community Affairs**

Tom Sprague made the motion to table the Growth Management Plan submission until the October 20, 2005 Planning Commission Meeting. Tony Atkins seconded. Motion carried 4-0.

Final Plat Director Browning/Staff

3. **Napier's Post Section 1 (Riverwood Plantation)**, Riverwood Parkway, Zoned PUD, 55 lots, 23.50 acres, *Commission District 3*

Dean Thompson made the motion to approve Napier's Post Section 1 (Riverwood Plantation) Final Plat. Tom Sprague seconded. Motion carried 4-0.

Preliminary Plat Director Browning/Staff

4. **Creek Bend II**, Wrightsboro Road, Zoned R-2, 69 lots, 37.7 acres, *Commission District 4*

Tom Sprague made the motion to approve Creek Bend II Preliminary Plat with departmental comments. Dean Thompson seconded. Motion carried 4-0.



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5. **Ashbrooke IV**, Chamblin Road, Zoned R-2 RCO, 50 lots, 13.59 acres, *Commission District 3*.

Tony Atkins made the motion to table Ashbrooke IV Preliminary Plat until the October 20, 2005 Planning Commission Meeting. Tom Sprague seconded. Motion carried 4-0. The petitioner requested the matter to be tabled.

6. **Belair-Evans Associates**, North Belair Road, Zoned PUD, 26 lots, 39.83 acres, *Commission District 1*

Tom Sprague made the motion to approve Belair-Evans Associates Preliminary Plat. Dean Thompson seconded. Motion carried 4-0.

Rezoning.....Director Browning/Staff

7. **RZ 05-10-04** request to rezone .383 acre from R-3 to S-1 Tax Map 078 Parcel 129 at 467 Old Evans Road for Church of Christ, Scientist. *Commission District 1*

Tony Atkins made the motion to approve RZ 05-10-04 with departmental comments and to close the public hearing. Tom Sprague seconded. Motion carried 4-0.

8. **RZ 05-10-05** request to rezone 2.14 acres from M-1 to C-2 Tax Map 074 Parcel 105 at 4282 Belair Frontage Road for CWH Properties. *Commission District 2*

Tom Sprague made the motion to approve RZ 05-10-05 with departmental comments and to close the public hearing. Tony Atkins seconded. Motion carried 4-0.

9. **RZ 05-10-07** request to rezone .16 acre from S-1 to R-2 Tax Map 073 Parcel 090 at 4368 Hammond Circle for W.R. Price Associates. *Commission District 2*

Dean Thompson made the motion to approve RZ 05-10-07 with departmental comments and to close the public hearing. Tom Sprague seconded. Motion carried 4-0.

10. **RZ 05-10-01**, County initiated action to establish a Corridor Protection Overlay District on properties with Columbia Road frontage from Washington Road to a point 300 feet west of Shadygrove Drive. *Commission Districts 2 and 3*

Tony Atkins made the motion to table RZ 05-10-01. Tom Sprague seconded. Motion was defeated by a tie vote - 2-2.

Dean Thompson made the motion to approve RZ 05-10-01 and to close the public hearing. Chairman Thigpen seconded. Motion carried 3-1 (Atkins opposed).

11. **RZ 05-10-06** county initiated rezoning for 159 parcels in the Deerwood Estates subdivision from R-3 (single-family residential) to R-1 (single-family residential). *Commission District 1*

Tom Sprague made the motion to approve RZ 05-10-06 with departmental comments and to close the public hearing. Tony Atkins seconded. Motion carried 4-0.

12. **RZ 05-10-03** county initiated rezoning for 69 parcels in Halifax North Subdivision from M-2 (general commercial) to R-2 (single-family residential). *Commission District 2*

Dean Thompson made the motion to approve RZ 05-10-03 with departmental comments and to close the public hearing. Tom Sprague seconded. Motion carried 4-0.



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Staff CommentsDirector Browning/Staff

Public Comments..... Chairman Thigpen

Adjourn Chairman Thigpen

The Meeting Adjourned at 9:00 p.m.

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Ron Thigpen, Chairman
District 1 [Stephen Brown]	Tom Sprague, Vice Chairman
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall
District 4 [Lee Anderson]	Tony Atkins

Meeting Schedule: October 2005

Board/Commission	Date	Time	Location
Planning Commission	October 6, 2005	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	October 18, 2005	6:30 PM	Evans Government Center Auditorium
Planning Commission	October 20, 2005	6:30 PM	Evans Government Center Auditorium
Planning & Engineering Services Committee	October 24, 2005	3:30 PM	General Conference Room, Building A

Items going forward to the Board of Commissioners on this agenda will be heard on **Tuesday, October 18, 2005** at 6:30 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on Friday, October 14, 2005 to place their name on the agenda for presentation.